BOOK 4331 PAGE 439

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TIC 209551

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 118-9 Par. 175	Mr/Mrs James W. Fitzgerald same as below	Dobson & Johnson, Inc. 11th Floor, J. C. Bradford Bldg. Nashville, Tennessee 37219
FIELD BOOK NUMBER(S), etc. 16DA-13650	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 923 Marengo Avenue	LOAN OR ACCOUNT NO. 10489 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated March 9, 1964, in the original principal sum of $13,050.00, payable to Dobson & Johnson, Inc., in monthly installments of $72.17, including interest as set forth in said note, and being secured by a deed of trust, executed by Thomas J. Todd and wife to Albert Wm. Johnson, Trustee, as of record in Book 3731, page 445,

THOMAS J. TODD and wife, JUNE TODD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES W. FITZGERALD and wife, GLADYS N. FITZGERALD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67.

Said Lot No. 14 fronts 75.9 feet on the southerly side of Marengo Lane and runs back 195.7 feet on the westerly line and 187.7 feet on the easterly line to a dead line in the rear on which it measures 78 feet.

Being the same property conveyed to Thomas J. Todd and wife, June Todd, by deed from Medford A. Todd and wife as of record in Book 3703, page 101.

Also conveyed hereby, but without any warranty is the following described property:

Beginning at a point, the southwest corner of Lot 14 of the Sutton Hill Section of Marengo Park(the southeast corner of Lot 13), thence in a southerly direction with the west side of Lot 14 extended, to the southern margin of the Old Glendale car line right-of-way, thence with the said southern margin of the right-of-way in a northeasterly direction approximately 75 feet to a point in line with the eastern line of Lot 14 extended, thence northerly to the southeastern corner of Lot 14 (the southwest corner of Lot 15), thence in a southwesterly direction with the north boundary of the Glendale car line right-of-way to the beginning.

Being the same property conveyed to Thomas J. Todd and wife, June Todd, by quitclaim deed from Medford Todd and wife, Ruth H. Todd, as of record in Book 3703, page 119.

This conveyance is made subject to a 20-foot permanent sewer easement, of record in Book 3947, page 1.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1969 Metro Taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of April, 1969.

June Todd
June Todd

Thomas J. Todd
Thomas J. Todd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas J. Todd and wife, June Todd, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 28th day of April, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00 Amount

James W. Fitzgerald

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL)

Reau E. Folk Jr.
Notary Public

WARRANTY DEED
REF: hs

FROM THOMAS J. TODD and wife

TO JAMES W. FITZGERALD AND WIFE

A 39855

IDENTIF. REFERENCE

MAY 8 12 38 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-8	CONV	16,500.00				
MAY-8	S'TAX		A*	42.90		
MAY-8	PR'FEE		A*	.50		
MAY-8	W'DEED		A*	3.00	*	46.40

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public